

WORK IN PROGRESS

HIGHLAND HEIGHTS CHARRETTE

Thursday, March 8, 2018

TONIGHT'S SESSION

1. Welcome & Intros

2. Charrette Recap

3. Why We Are Here

4. What We Heard

5. Work in Progress

6. Station Participation

7. More to Come

1. WELCOME & INTRODUCTIONS

HIGHLAND HEIGHTS CHARRETTE
WORK-IN-PROGRESS

THANK YOU

- Sgt Fisher, Community Affairs
- East Precinct, Metro Police Department
- Highland Heights Neighborhood Association
- Stakeholders (list number of participants)

HIGHLAND HEIGHTS ADVISORY COMMITTEE

Martha Carroll

Neighborhood Association President

Gordon Stacy Harmon

Resident

Ashonti Davis

Resident

Sam McCullough

Resident

Myron Dowell

Resident and Developer

Courtney Williams

Resident

Christy Grace

Resident

Jessica Williams

Realtor

2. CHARRETTE RECAP

HIGHLAND HEIGHTS CHARRETTE
WORK-IN-PROGRESS

NEIGHBORHOOD TOUR ADVISORY COMMITTEE



Columbia

RehabNotKzone
aveOuransly

EMERGENCY
EXIT

NEIGHBORHOOD TOUR ADVISORY COMMITTEE

Metro Planning Provides Small Area Study In Highland Heights

BY: Jesse Knutson

POSTED: 7:51 PM, Mar 5, 2018

UPDATED: 7:53 PM, Mar 5, 2018



YOUR NEWS & INFORMATION LEADER

STUDY WILL ADDRESS GROWTH IN HIGHLAND HEIGHTS



The Metro Planning Department kicked off a small area study in the Highland Heights Neighborhood on Monday by traveling up and down streets on a bus tour with local leaders.

HIGHLAND HEIGHTS
ADVISORY COMMITTEE

Martha Carroll Neighborhood Association President	Gordon Stacy Harmon President
Ashanti Davis Resident	Sam McCullough Resident
Myron Dowell Resident and Developer	Courtney Williams Resident
Christy Grace Resident	Jessica Williams Resident

HIGHLAND HEIGHTS
ADVISORY COMMITTEE

Martha Carroll Neighborhood Association President	Gordon Stacy Harmon President
Ashanti Davis Resident	Sam McCullough Resident
Myron Dowell Resident and Developer	Courtney Williams Resident
Christy Grace Resident	Jessica Williams Resident

A man in a dark suit and tie stands at the front of the room, holding a microphone and gesturing towards the audience. He is positioned between two large projection screens.



CHARRETTE KICKOFF VISIONING WORKSHOP

CHARRETTE KICKOFF VISIONING WORKSHOP





CHARRETTE PLANNERS @ WORK

Senior Redlin
N. Gore is Main
1 inch = 200 feet
N. Lee



CHARRETTE OPEN DESIGN STUDIO



CHARRETTE PLANNERS @ WORK



3. WHY WE ARE HERE

HIGHLAND HEIGHTS CHARRETTE
WORK-IN-PROGRESS

WHY ARE WE HERE?

Report vision, ideas
& expectations
collected Monday

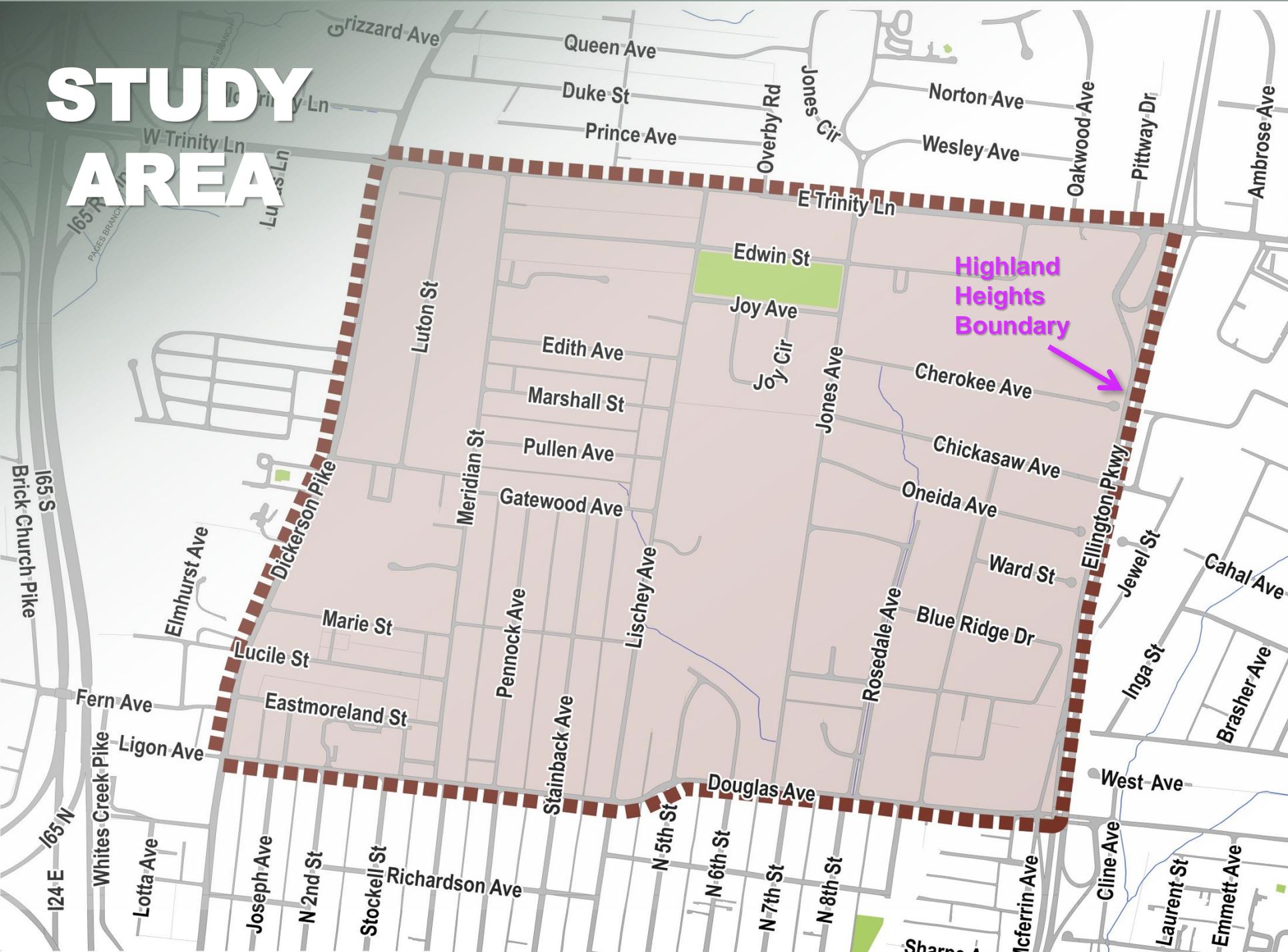
Present draft plan

**Work-in-Progress
for
Highland Heights'**

Discuss details

Receive feedback

STUDY AREA



STUDY TIMELINE

JAN

Define study area
Analyze study area

FEB

Build public process
Form Advisory Committee

MAR

Charrette
Identify needs and vision
Evaluate solutions



we are here

APR

Develop plan
Consult Advisory Committee

MAY

MPC Public Hearing

Check out the website for project information and important dates:
HighlandHeightsStudy.nashville.gov

4. WHAT WE HEARD

HIGHLAND HEIGHTS CHARRETTE
WORK-IN-PROGRESS

VISIONING EXERCISES

Pre-workshop:
#1 Love/#1 Bother

Exercise 1:
Community
Resources

Exercise 2: Grow,
Change & Maintain

Exercise 3:
Residential
Character

HIGHLAND HEIGHTS
ADVISORY COMMITTEE

Walter Carroll	Gordon Gray Nelson
Arnold Davis	Sam McCullough
Walter Davis	Courtney Williams



What is the #1 thing you love the most about Highland Heights?

What is the #1 thing that bothers you the most about Highland Heights?

#1 LOVE/#1 BOTHER

Proximity to Downtown
 proximity to downtown
 Proximity to work
 Access to interstates and E. Nash + Downtown
 Location to downtown
 Accessibility to major arterial downtown
 proximity to easy-biking
 convenient to downtown
 close to downtown
 Proximity to Downtown
 Location
 Location
 Affordability
 Location

Developing going on
 Development + Growth
 Development
 recent improvements + development
 The future potential, dense and urban, close to future transit
 Develop Growth Potential
 Development of housing options
 Growth opportunity
 Growth improvement of properties
 It's Evolving
 vast in improvements
 Evolving
 Potential to be livable urban neighborhood w/ density

neighborhood character mature trees
 Park area mature trees
 Historic Charm
 Beautiful Homes
 People who care about their neighbors
 People who try to help

Diversity
 Diversity
 Diversity of housing styles and development
 Affordability
 Crime is decreasing
 Nostalgia
 Blank slate

Current Zoning
 Zoning from street to street seems inconsistent
 Forced Past Rezoning
 No SP zoning
 No SP zoning
 NE designation in neighborhood interior - too dense
 Maintenance Policy
 POLICY + ZONING 7

Crime
 Crime
 Crime
 Crime
 Crime
 Crime
 Crime
 CRIME 7

Walkability - sidewalks
 Need for Sidewalks on Montg.
 Too much unused land - few sidewalks
 No Sidewalks
 LACK OF WALKABILITY
 NO Sidewalks schools have NO BUSES
 SIDEWALKS 6

Lack of mixed use development
 Lack of multi-use development
 Lack of diversity development
 Lack of restaurants / special areas / fresh grocery
 Proximity to basic services is not consistent
 MIXED USE LACK 5

Developed without conscience
 FAST GROWTH WITHOUT ATTENTION TO INFRASTRUCTURE + NEEDS OF NEIGHBORS
 Growth Too Fast w/ Affordability cut
 Peak housing their homes.
 SPEED OF GROWTH 5

School System
 Schools
 school system
 Underfunded Schools
 SCHOOLS 4

Storm Water Drainage
 Drainage & Sewer
 Extremely Slow Speed Limits
 New Speed Limits are Confusing
 SPEED LIMITS 2

Alley Debris / General Littering
 Past Reputation
 False Engagement
 Smart Development
 properties not used properly
 Inefficient Land Uses

PRE-WORKSHOP EXERCISE

LOVE/BOTHER COMPILATION

#1 thing that bothers you most

- Policy & Zoning
- Crime
- Lack of Sidewalks
- Lack of mixed use
- Speed of Change
- Schools

#1 thing you love the most

- Development & Growth
- Proximity to Downtown/Location
- Neighborhood Character
- Diversity

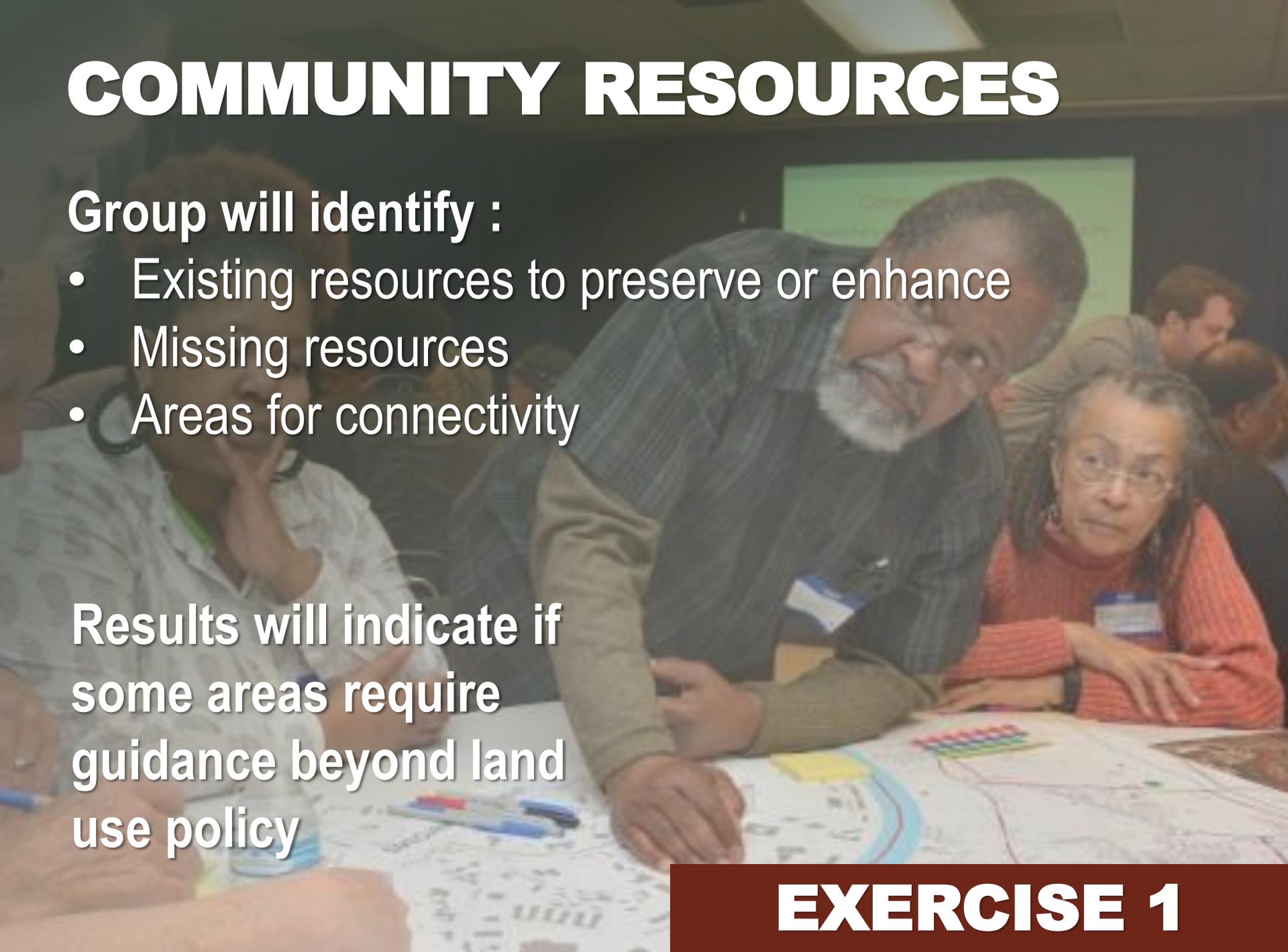
PRE-WORKSHOP EXERCISE



TABLE EXERCISES

Potential growth/development is whole neighborhood?

COMMUNITY RESOURCES



Group will identify :

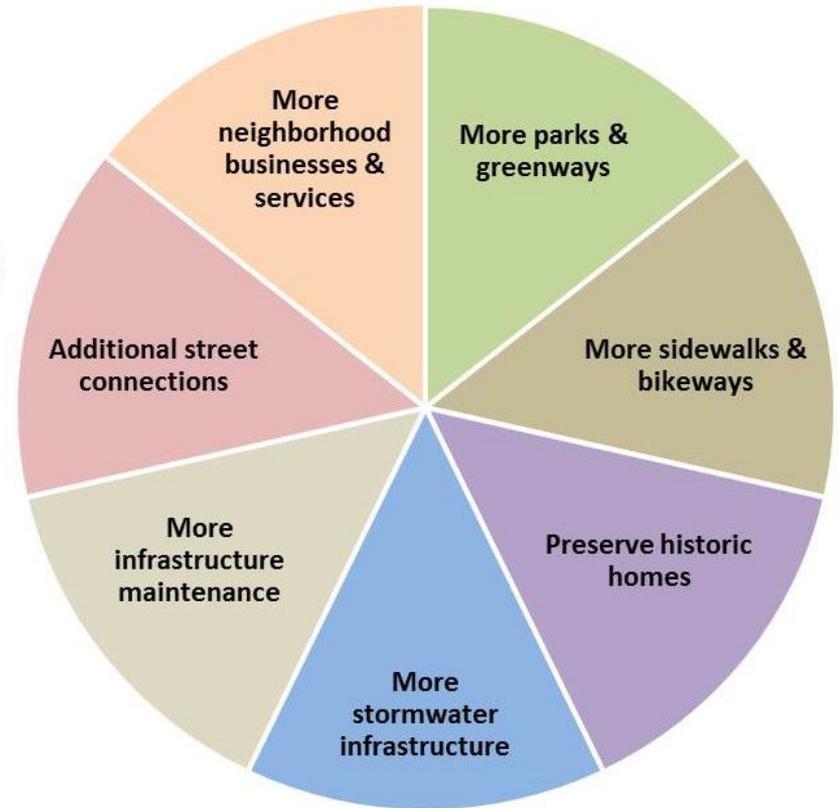
- Existing resources to preserve or enhance
- Missing resources
- Areas for connectivity

Results will indicate if some areas require guidance beyond land use policy

EXERCISE 1

COMMUNITY RESOURCES

SUMMARY OF INPUT



GROWTH, CHANGE & MAINTAIN

Group will identify :

- Areas that should be preserved or that should change and grow

Results tell us if current policies should remain or if another policy should be considered.

EXERCISE 2



MARKS-A-LOT
Permanent Permanence

Green Space

Floodings

allow lot lines in 10' wide areas
Not in Nash. W. Main

St. Paul St

Main St

N 5th St

N 7th St

N 9th St

Douglas Ave

Rosendale Ave

Crockett Ct

Lischoy Ave

Richards Ave



Hello
My Name is
Christy
ReNoNotRezone
SaveOurDensity

GROWTH, CHANGE & MAINTAIN

SUMMARY OF INPUT



RESIDENTIAL CHARACTER

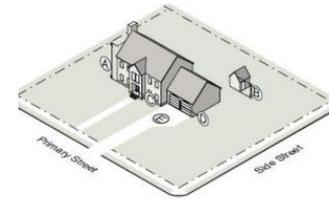
Building on the results of Exercise 2, group will identify:

- Appropriate land uses and building types in areas the group identified to direct growth and change

Results give us insight into which character policy should be considered if a change is desired

EXERCISE 3

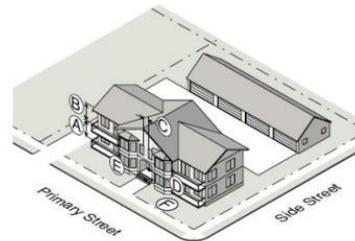
RESIDENTIAL CHARACTER BUILDING TYPES



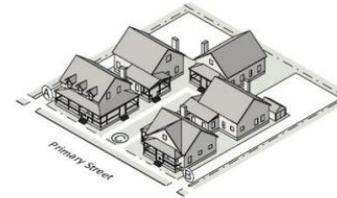
Single Family
1 to 3 stories
One unit on a single lot



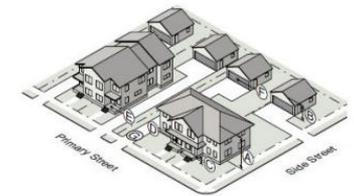
Accessory Dwellings
1 to 3 stories
Mother-in-Law's units, garage apartments, alley units



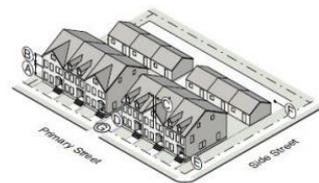
Multiplex
2 - 3 stories
One building with 3 to 6 units



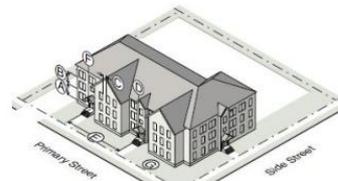
Cottage Courts
2 - 3 stories
Multiple single-family units centered on a courtyard, on more than one lot



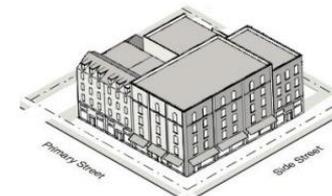
Two Family
1 to 3 stories
Two units on a single lot



Townhouses
2 - 3 stories
Attached units along streets



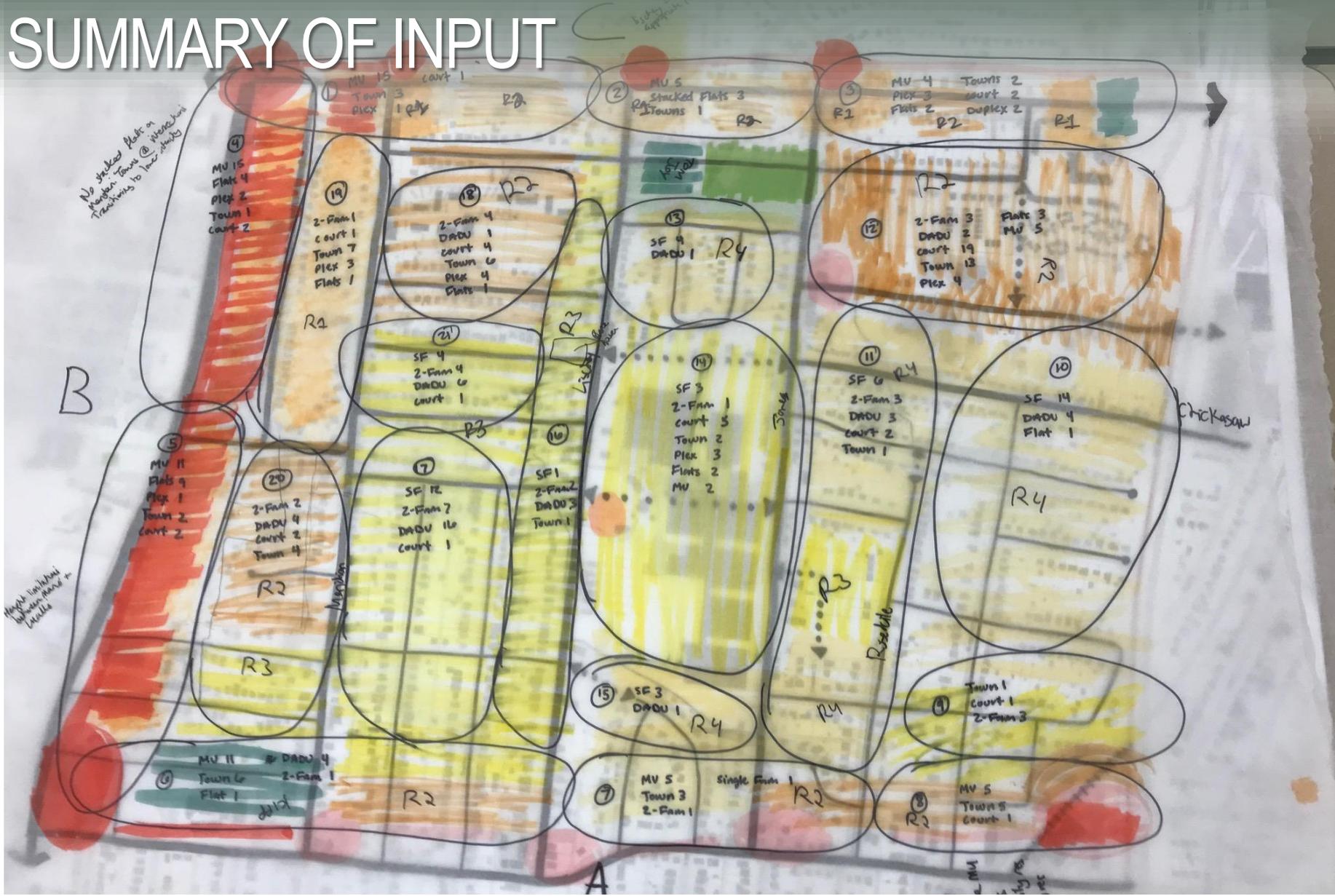
Stacked Flats
2 - 5 stories
Multi-family building (apartments or condos)



Mixed Use
2 - 5 stories
Ground floor commercial, with residential units above

RESIDENTIAL CHARACTER

SUMMARY OF INPUT



OVERALL THEMES

Compatible design

Single family character of core

Mixed use and increased density along corridors

Additional open space

Adequate infrastructure

Socioeconomic diversity

Variety of housing choice

Improved connectivity/walkability

Walkable small-scale commercial

Preservation of historic homes

5. OUR WORK IN PROGRESS

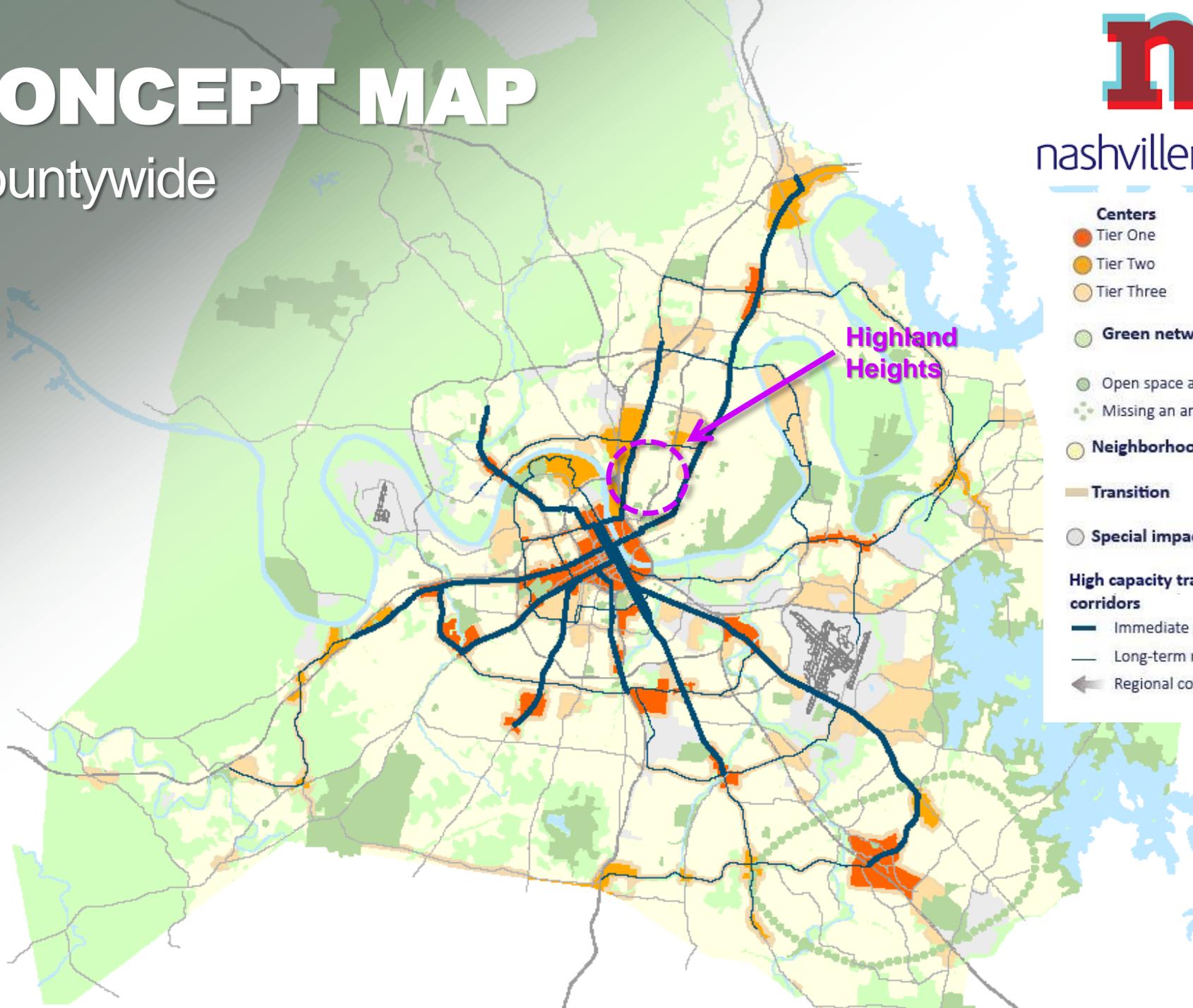
HIGHLAND HEIGHTS CHARRETTE
WORK-IN-PROGRESS

CONCEPT MAP

Countywide



nashvillenext



Centers

- Tier One
- Tier Two
- Tier Three

Green network

- Open space anchor
- Missing an anchor

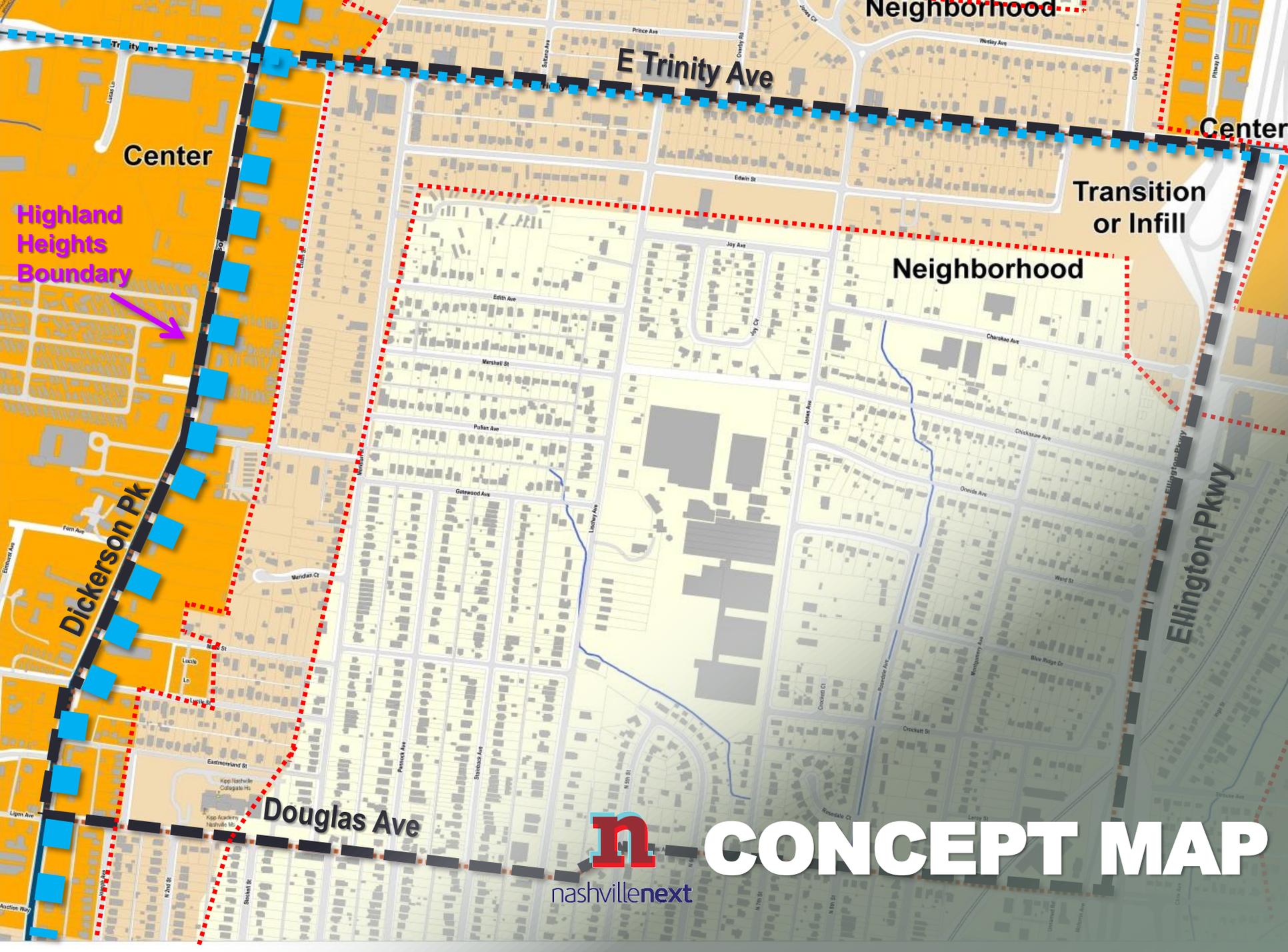
Neighborhood

Transition

- Special impact area

High capacity transit corridors

- Immediate need
- Long-term need
- ← Regional connection



Neighborhood

E Trinity Ave

Center

Center

Transition or Infill

Highland Heights Boundary

Neighborhood

Dickerson Pk

Ellington Pkwy

Douglas Ave


nashvillenext

CONCEPT MAP

WORK IN PROGRESS PRODUCTS



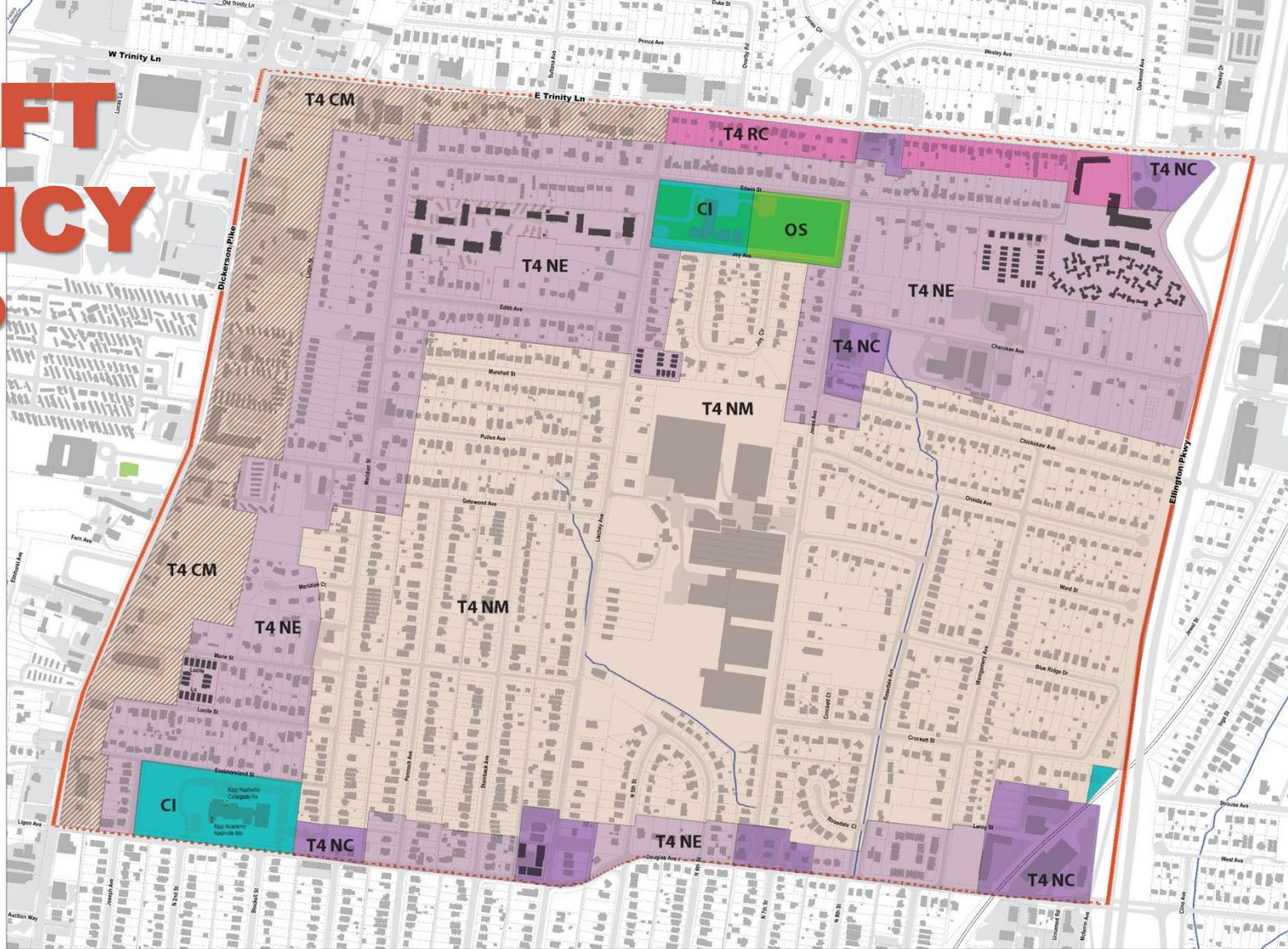
VISION STATEMENT

Highland Heights is a Nashville neighborhood with a unique character and story.

As we welcome new neighbors to our community, we will strive to keep the diversity and identity of our close knit, urban, mixed-use neighborhood.

We will reclaim and protect the character of our neighborhood fabric through sensitive design, guide change and growth along our corridors, and enhance our neighborhood centers.

DRAFT POLICY MAP



-  Highland Heights Boundary
-  Building Footprints
-  Pavement
-  Metro Park
-  Stream

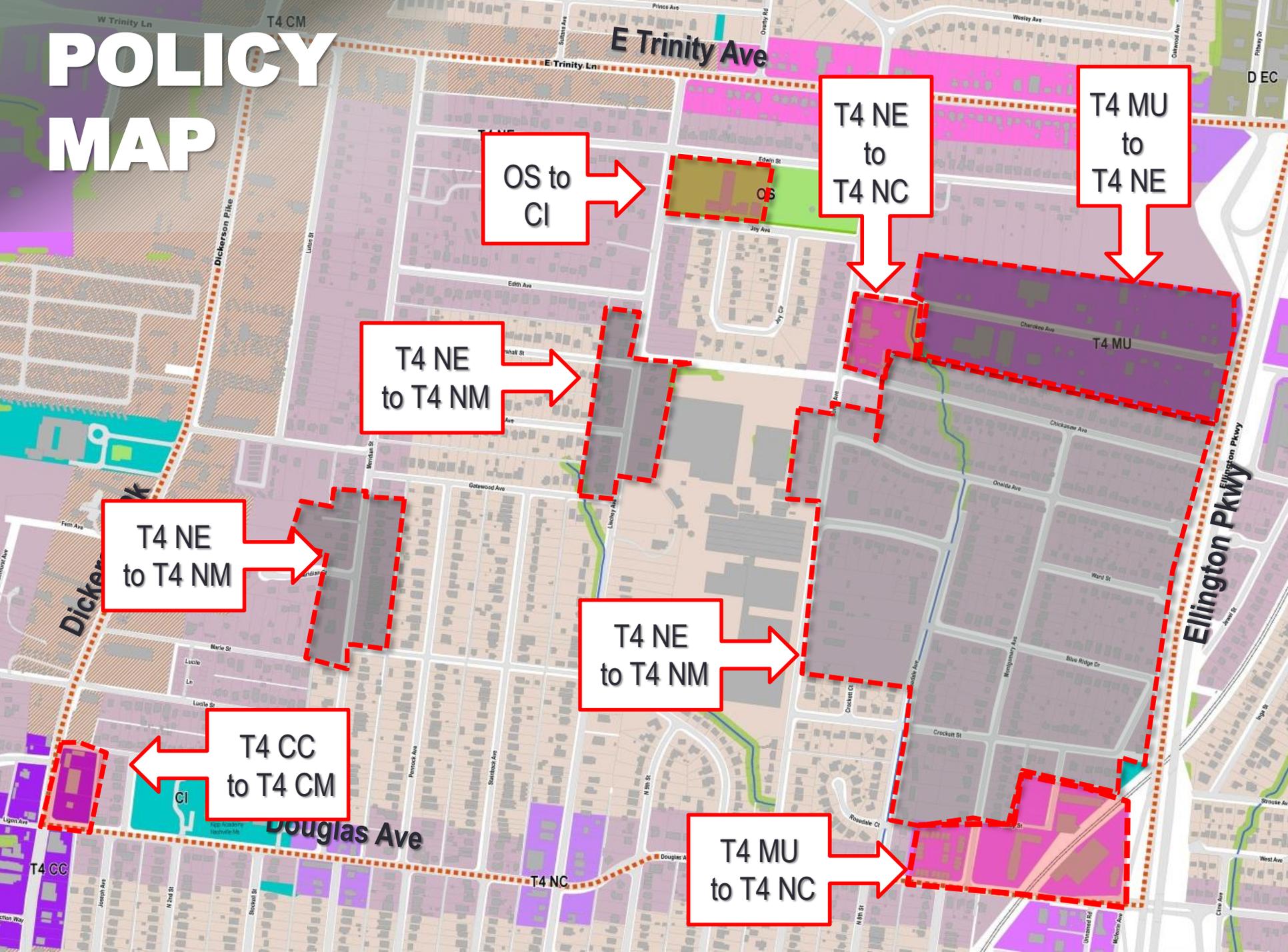
-  CI Civic
-  OS Open Space
-  T4 NM Neighborhood Maintenance
-  T4 NE Neighborhood Evolving
-  T4 NC Neighborhood Center
-  T4 CM Mixed Use Corridor
-  T4 RC Residential Corridor



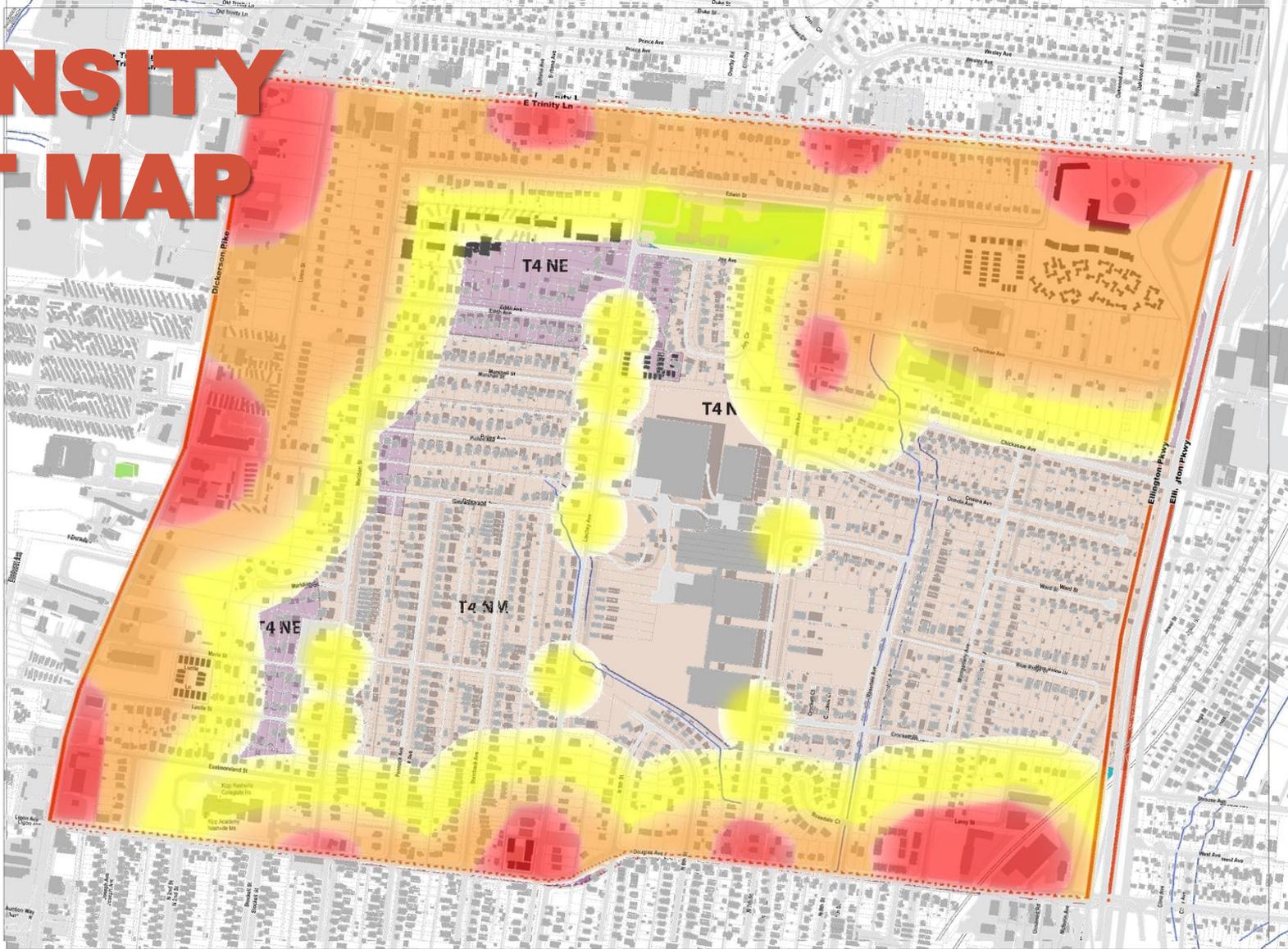
1 inch = 200 feet



POLICY MAP



INTENSITY HEAT MAP



 Highland Heights Boundary	 CI Civic	 OS Open Space	 T4 NM Neighborhood Maintenance	 T4 NC Neighborhood Center
 Building Footprints	 T4 NE Neighborhood Evolving	 Metro Park	 T4 RC Residential Corridor	 T4 CM Mixed Use Corridor
 Pavement				
 Metro Park				
 Stream				



 1 inch = 200 feet



SUPPLEMENTAL POLICY

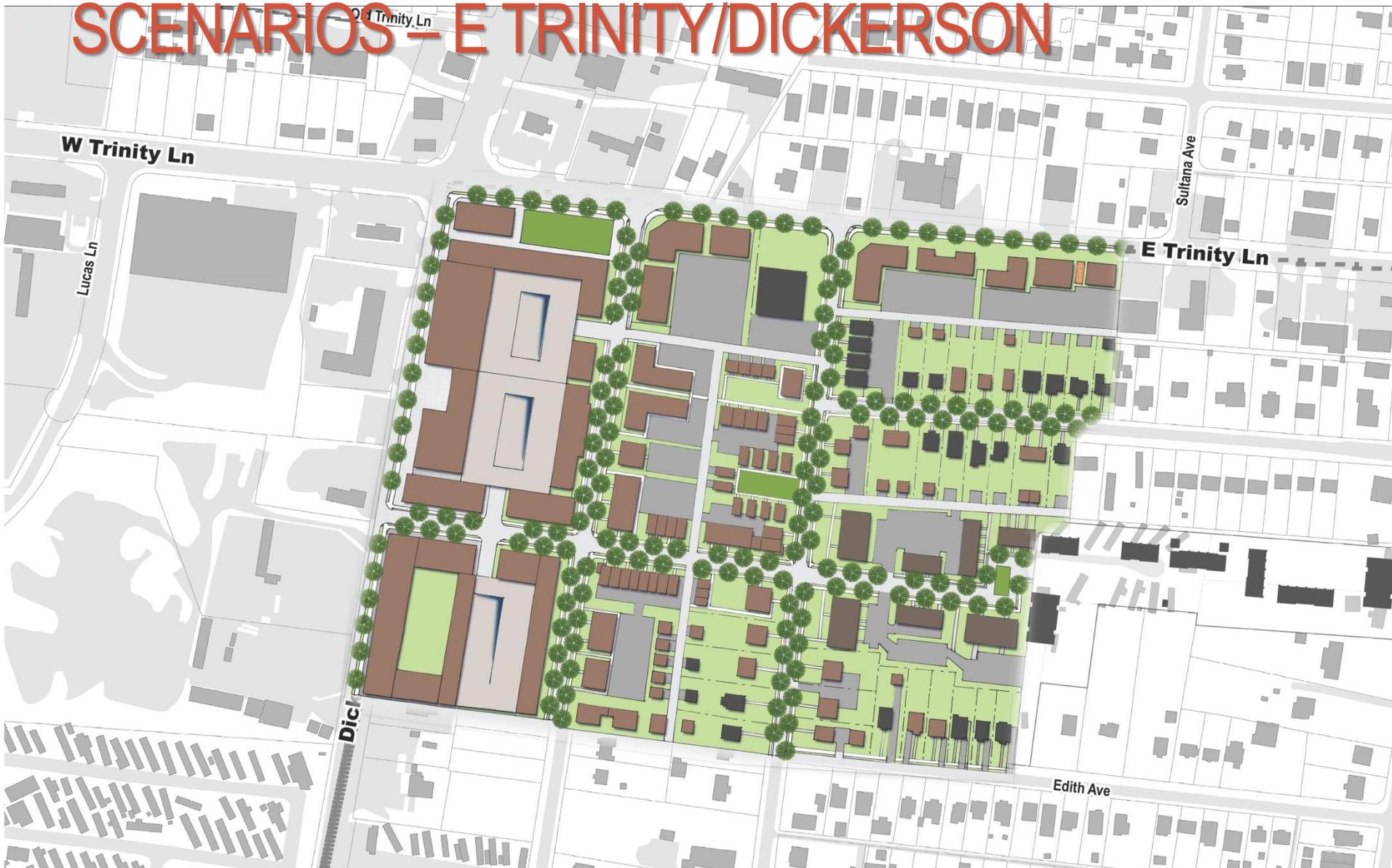
BUILDING TYPE PLAN

Appropriate Building Types Matrix

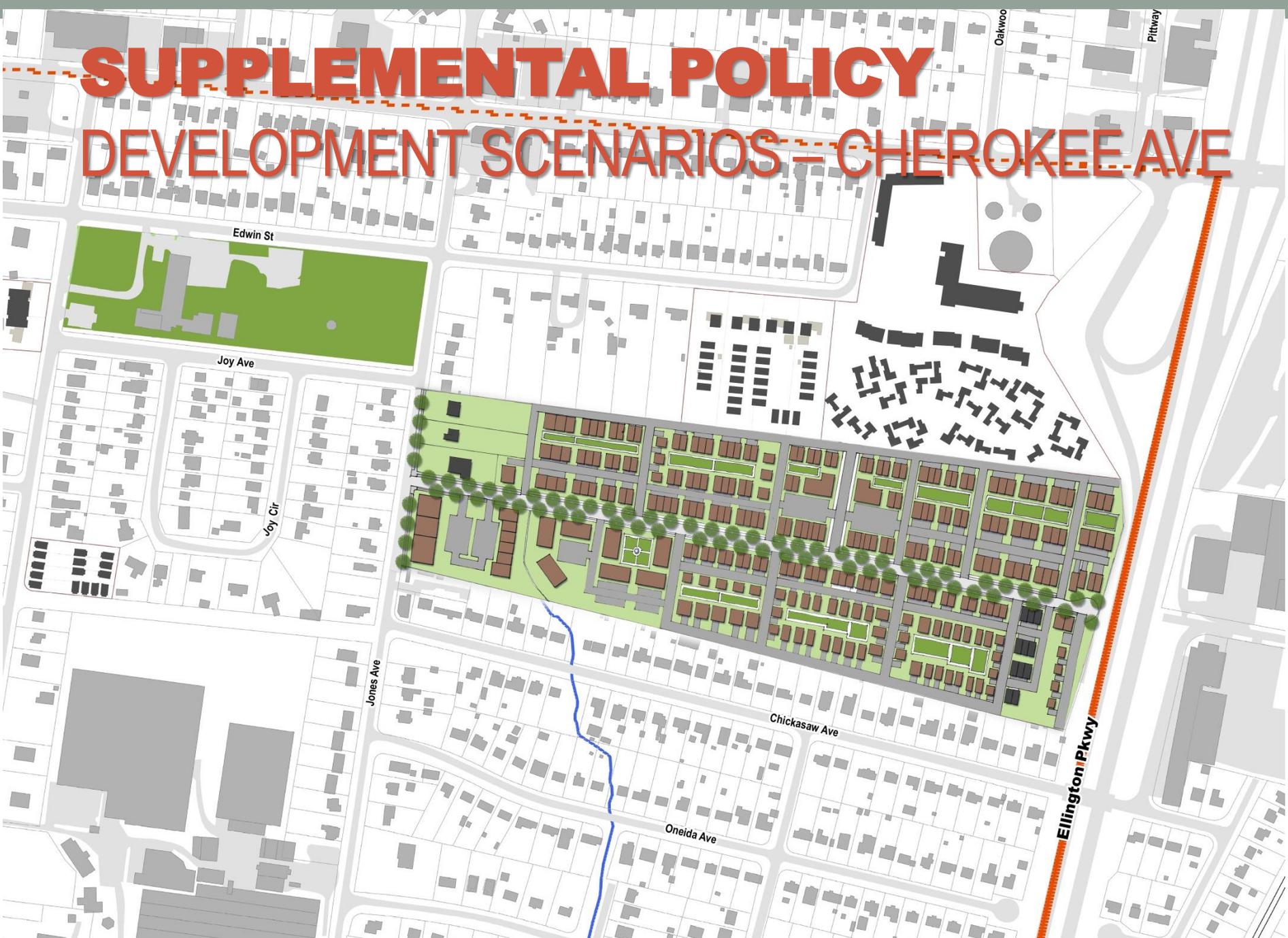
	SINGLE FAMILY	TWO FAMILY	ACCESSORY DWELLING / LANE-WAY HOUSE	MULTI -PLEX	COTTAGE COURTS	TOWNHOUSES	STACKED FLATS	LIVE / WORK	MIXED-USE
R1 Residential Generally 1-3 stories									
R2 Residential Generally 1-3 stories				at key locations up to 4 units					
R3 Residential Generally 1-3 stories						at key locations			
R4 Residential Generally 1-3 stories							Dickerson Pk. up to 3-4 stories Trinity Lane: up to 3-4 stories		
MI Mixed-Use Intersection						Douglas Ave: up to 3-4 stories Trinity Lane: up to 3-4 stories	Douglas Ave: up to 3-4 stories Trinity Lane: up to 3-4 stories	Douglas Ave: up to 3-4 stories Trinity Lane: up to 3-4 stories	Douglas Ave: up to 3-4 stories Trinity Lane: up to 3-4 stories
MC Mixed-Use Corridor						Dickerson Pk. up to 3-4 stories Trinity Lane: up to 3-4 stories	Dickerson Pk. up to 5-6 stories Trinity Lane: up to 3-4 stories	Dickerson Pk. up to 5-6 stories Trinity Lane: up to 3-4 stories	Dickerson Pk. up to 5-6 stories Trinity Lane: up to 3-4 stories
	SINGLE FAMILY	TWO FAMILY	ACCESSORY DWELLING / LANE-WAY HOUSE	MULTI -PLEX	COTTAGE COURTS	TOWNHOUSES	STACKED FLATS	LIVE / WORK	MIXED-USE
									
									
									

SUPPLEMENTAL POLICY DEVELOPMENT

SCENARIOS – E TRINITY/DICKERSON



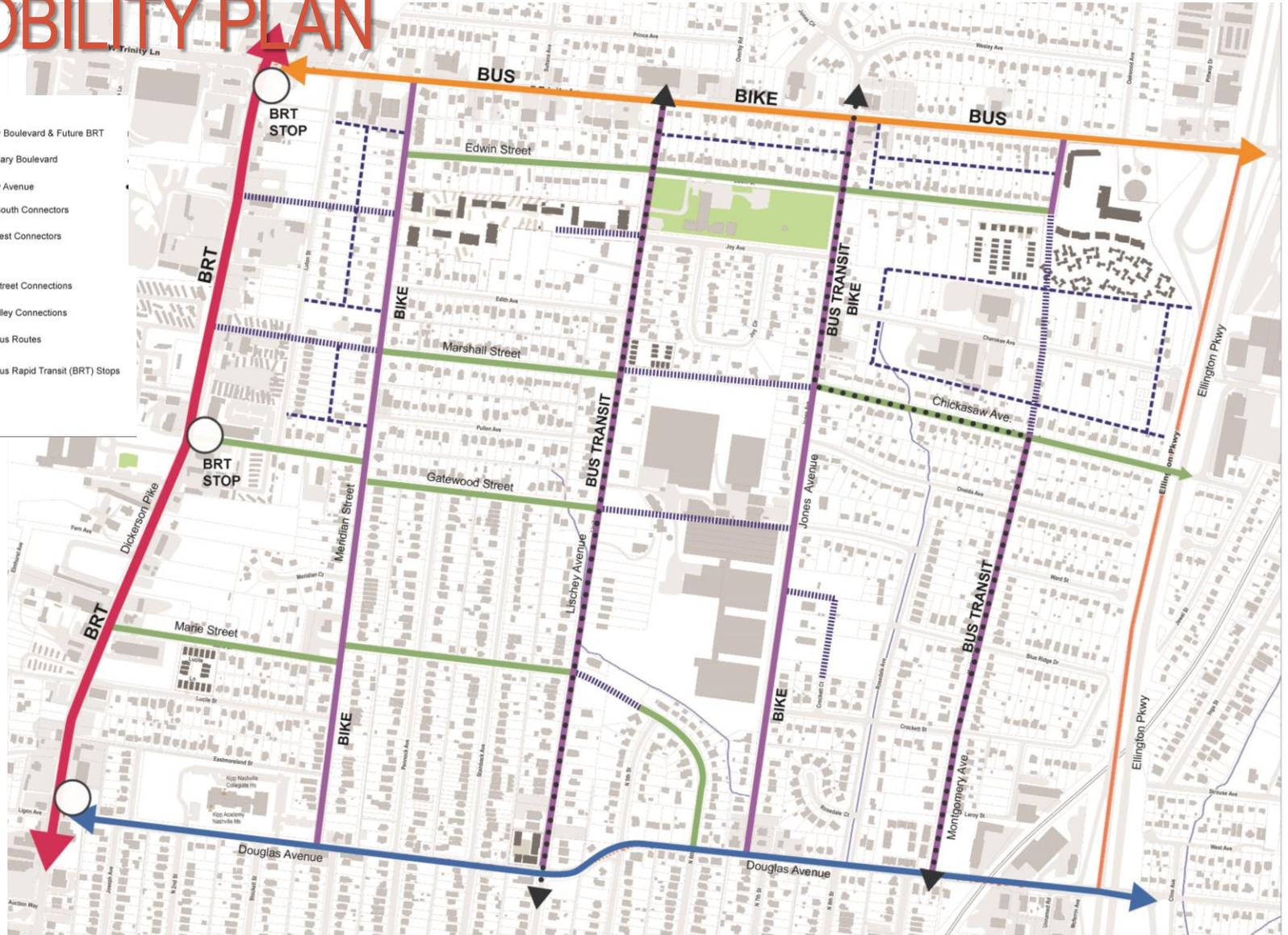
SUPPLEMENTAL POLICY DEVELOPMENT SCENARIOS — CHEROKEE AVE



SUPPLEMENTAL POLICY

MOBILITY PLAN

-  Primary Boulevard & Future BRT
-  Secondary Boulevard
-  Primary Avenue
-  North-South Connectors
-  East-West Connectors
-  Future Street Connections
-  Future Alley Connections
-  Future Bus Routes
-  Future Bus Rapid Transit (BRT) Stops



6. STATION PARTICIPATION

HIGHLAND HEIGHTS CHARRETTE
WORK-IN-PROGRESS

STATION PARTICIPATION

Workshop
Exercise
Results

Vision
Statement

Policy

Development
Scenarios

6. MORE TO COME

HIGHLAND HEIGHTS CHARRETTE
WORK-IN-PROGRESS

NEXT STEPS

@ East Precinct

TUE

Open Design
Studio
1:30-3:30

Advisory
Committee
3:00-4:00

WED

Open
Design
Studio
9:30-11:30

THU

Draft
Plan
Presentation
5:30-7:30

MAR-APR

Develop plan
Advisory
Committee

MAY

MPC Public
Hearing

Check out the website for project information and important dates:
HighlandHeightsStudy.nashville.gov

ONGOING WORK

- Greenhouse – scenario development
- Respond to work in progress feedback
- Continue fine-tuning supplemental policy
- Review in detail emails received this week
- Draft East Nashville Community Plan Amendment
- Draft Highland Heights Study Document
- Incorporate MHC Survey (currently in development)
- Follow up with Metro Stormwater
- Present to Planning Commission for adoption

HOME

LIVE ▾

WORK ▾

PLAY ▾

NEWS & MEDIA ▾

GOVERNMENT ▾

SERVICES ▾

Nashville.gov > Planning Department > Community Planning Studies > Highland Heights

Planning Department

How can we help you? ▶

Inclusionary Housing

NashvilleNext

Meetings, Deadlines &
Hearings ▶

Mapping and GIS ▶

Land Development ▶

Rezoning & Subdivision ▶

Community Planning &
Design ▶

Transportation ▶

Notices & Publications ▶

Music Row Community Meetings

Community Planning Studies ▾

Highland Heights

Lebanon Pike

Wedgewood Houston Chestnut
Hill

West Trinity

Capital Improvements Budget ▶

Highland Heights Community Planning Study

About the Study

The Metro Planning Commission and Highland Heights neighbors have asked the Planning Department to work on possible refinements of current land use policies included in the Highland Heights area.

[Map of the Highland Heights study area](#)

[Notice sent to community members](#)

Land use policy guides the Planning Commission's actions on subdivision requests and zone changes. **Any updates made to those policies would not change current zoning.**

Our goal is to ensure that policies affecting the Highland Heights area accurately reflect how the members of that community want growth and preservation to happen in the future, and that any significant changes are guided by community input and discussion. The [East Nashville Community Plan](#) describes how current land use policies are applied in the Highland Heights neighborhood.



Existing Conditions in Highland Heights

- [Aerial photo of the neighborhood](#)
- [Zoning map](#)
- [Map of land use policies](#)
- [Map of Community Character policies](#)
- [Growth and Conservation Concept Map](#)



Community Participation

Metro planners will hold a series of public meetings and discussions, or "charrette," in early March, working with local property owners, residents, and business owners to get community input on any possible policy changes.

Your participation in the public meetings is both welcome and important, and may contribute to future land use policies and guide

END
